



**Jim Doyle, Governor**  
Mary P. Burke, Secretary

## Wisconsin Department of Commerce, Bureau of PECFA

### Bid Document

#### SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

**Bid Round:** 43  
**Comm #:** 53901-9998-00  
**BRRTS #:** 02-11-248551  
**Site Name:** Crawford Oil Co  
**Site Address:** 1200 Superior St, Portage, WI 53901  
**Site Manager:** Dino Tsois  
**Address:** 3911 Fish Hatchery Rd  
**City, State Zip:** Fitchburg, WI 53711-5367  
**Phone:** 608-275-3299  
**e-mail:** <mailto:constantine.tsois@wisconsin.gov>  
**Bid Manager:** Brian F. Taylor  
**Address:** 201 W Washington Ave  
**City, State Zip:** Madison, Wisconsin 53708-8044  
**Phone:** (608) 266-0593  
**e-mail:** <mailto:brian.taylor@wisconsin.gov>

<b>Bid-Start Date:</b>	<b>May 15, 2006</b>
<b>Questions must be received by (See Section 2 (C)):</b>	<b>May 29, 2006, 4:00 PM</b>
<b>Responses will be posted by (See Section 2 (C)):</b>	<b>June 16, 2006</b>
<b>Bid-End Date and Time:</b>	<b>June 30, 2006, 4:00 PM</b>

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

**Action Legal-Madison, 1 E Main, Madison, WI 53703**

**Phone: (608) 663-1041**

**Fax: (608) 663-1045**

## **SECTION 2 – Site-Specific Bid Requirements**

### **A) Bid Manager Comments**

#### **1) General Comments:**

This site currently operates as a bulk oil plant. The property contains nine active aboveground storage tank (AST) systems. Six underground storage tank systems were closed/removed in 1988-1989. Ten ASTs were closed/removed by March 2000. Two Phase II property assessments were conducted in 1999 and soil contamination was identified on-site.

Site investigation activities have included the advancement of 24 hydraulic soil borings in 2002 where thirty soil samples and twenty-four groundwater samples were collected at the site. In 2003 six groundwater monitoring wells were installed and two rounds of groundwater samples were collected from the wells. In December 2004, 210 tons of contaminated soil was excavated from three separate areas on the site.

The site geology and hydrogeology consists of stratified layers of tan to black organic rich sand, silt and clay with gravel from 0-3 feet below ground surface (bgs). These deposits are underlain by brown medium to coarse grained sand to silty sand present from 3 to 13 ft bgs. Bedrock is estimated to be 100 ft bgs. Groundwater is present from 2.30 to 5.20 ft bgs. Groundwater flow direction has been variably measured to flow to the northeast to the northwest. The Portage Canal is located approximately 320 ft west of the site.

Free phase petroleum product has been identified in one monitoring well MW-1. Hand bailing and absorbent socks placed in monitoring well MW-1 yielded 10.4 gallons of free product during periodic visits to the site over approximately a one year time frame. Low level detections of petroleum volatile organic compounds (PVOCs) have been identified in monitoring well MW-2. The remainder of the monitoring wells has shown no detection of PVOCs in the groundwater.

Elevated petroleum contaminated soil has been identified in the unsaturated zone in several locations on the property post soil remediation activities.

#### **2) Minimum Remedial Requirements:**

##### **Excavation**

The purpose of the remediation activities is to remove select areas and volumes of elevated soil contamination and to monitor groundwater quality for natural attenuation remedial activity.

Areas of elevated soil contamination in the unsaturated zone are to be removed by excavation. Most of these areas are located where previous soil excavation activities were conducted. For the purpose of the bid excavation costs should be based on approximately 375 tons. See attached map for excavation locations and size. These areas are identified by the soil confirmation numbers as well as hand auger samples where elevated soil contamination remains:

- Area 1, SW-1A (24,000 ug/kg naphthalene);
- Area 2, SW-2A (30,000 ug/kg benzene; 10,000 ug/kg ethylbenzene; 8,900 naphthalene; 50,000 xylenes) & SW-2C (13,000 ug/kg naphthalene);

- Area 3, SW-3C (59,000 ug/kg benzene; 170,000 ug/kg ethylbenzene; 300,000 ug/kg naphthalene; 540,000 ug/kg trimethylbenzenes; 520,000 ug/kg xylenes);
- Locations identified by soil samples HS-8 and HS-3 (benzene 10,200 ug/kg; ethylbenzene 10,700 ug/kg; toluene 31,500 ug/kg; xylenes 56,200 ug/kg; naphthalene 59,700 ug/kg); as well as,
- Location identified by soil sample HS-9 (DRO, 31,000,000 ug/kg; benzene 6,690 ug/kg; ethylbenzene, 37,900 ug/kg; trimethylbenzenes 212,700 ug/kg; xylenes 230,000 ug/kg; naphthalene 59,700 ug/kg; benzo(a)anthracene 26,400 ug/kg).

Appropriate soil confirmation sampling of the excavated areas will need to be collected and analyzed for the contaminants of concern.

#### **Free Product Abatement**

Free product has been measured in monitoring well MW-1. If measurable product remains in the well, free product shall be removed by passive methods. Also, free product thicknesses shall be measured and recorded each time free product is collected/removed. Free product removal costs will be based on free product abatement activities conducted during excavation or groundwater monitoring events.

#### **Groundwater Sampling**

Four rounds of groundwater samples shall be collected from the existing monitoring wells. The groundwater samples shall be collected and analyzed quarterly. The groundwater samples will be analyzed for petroleum volatile organic compounds (PVOCs) plus naphthalene. Also, wells will need to be sampled for natural attenuation parameters for one round. All monitoring wells shall be measured for groundwater elevations during each quarterly sampling event.

#### **Closure Report/GIS Packet Preparation**

A closure report will need to be submitted following the completion of the site remediation activities. The report shall consist of summaries, figures and tables in consideration of certain appropriate components for documentation in support of site closure. In addition the appropriate GIS Packet shall be prepared.

### **3) Reporting Timeframes:**

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there maybe additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.

3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

#### 4) Claim Submittal:

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. Claim preparation costs must be included in the Total Bid Amount and is considered within the reimbursement cap.

### **B) Questions and Answers**

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

### **SECTION 3 - Conditions of Bid**

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.

- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

#### **SECTION 4 - Instructions to Bidders**

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.

6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

#### **SECTION 5 - Bidder Disqualification**

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

- 1) Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
- 2) Failed to complete the scope of work in a bid in a timely manner.
- 3) Failed to follow DNR rules on the bid project.
- 4) Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
- 5) In any prior occurrence that has been publicly bid, failed to do either of the following:
  - a. Pay subcontractors after receiving payment for them.
  - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
- 6) Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
- 7) Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

**BID RESPONSE**  
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Department of Commerce PECFA Program

**SITE NAME:**  
**COMMERCE #:**  
**BRRTS #:**

Submit Bid Response To: Cathy Voges  
Public Bid Response  
Department of Commerce PECFA Bureau  
201 W Washington Ave, Madison WI 53703-2790 or  
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: (     ) - \_\_\_\_\_

Fax Number: (     ) - \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed above. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualified the bid response.

Total Bid Amount: \$ \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: \_\_\_\_\_

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

**BID RESPONSE**  
**(2<sup>nd</sup> Page)**

Department of Commerce PECFA Program

**SITE NAME:**  
**COMMERCE #:**  
**BRRTS #:**

**Consulting Firm Name:** \_\_\_\_\_

A bid will be considered to be non-complaint if the bid response does not include separate tabulation of cost for each activity.

1	Excavation activities	\$	
2	Free Product Abatement	\$	
3	Monitoring (include analytical cost) per event	\$	
4	Number of Monitoring events		
5	Monitoring Subtotal (Row 3 X Row 4)	\$	
6	Prepare GIS packet for closure	\$	
7	Closure Request and Report	\$	
7	PECFA Claim Preparation	\$	
8	Total Bid Amount	\$	